



Contacts

Owner:	Water's Edge Townhomes LP of Howard Lake
Address:	850 Shoreline Drive, Howard Lake, MN 55388
Owner Contact Person / Phone#	Ted Schmidt / 320.356.7342 / fax: 320.356.7631
Fax #/ Email Address:	E-mail: tschmid@lumber-one.com
Property Management:	Brutger Equities
Address:	100 - 4 th Ave S, PO Box 399, St. Clouds, MN 56302
Contact Person / Number#:	Cindy Uphus / 320.529.2827 / fax: 320.529.2810 / E-mail: cuphus@brutgerequities.com

Development Information

Type	DU	Size(SF)	Rents	Unit Affordability	M & O Info		
2BR	16	964	\$685	60% AMI	M & O Per Room	\$953	
3BR	8	1,110	\$770	60% AMI	Total M & O	\$114,414	
					Gross M & O/Units/Mo	\$397	
					Qualified Contract Price	\$1,770,019	00
					Square Footage Information		
					Program Area	n/a	
					Non-Housing / Office Space	1	
					Buildings	2	
					Parking Spaces	unknown	
					Garages	24	
Total Units: 24							

Housing Information

<i>Construction Type:</i>	Wood Frame
<i>Development Type:</i>	Housing Tax Credit Program
<i>Type of Housing:</i>	Walk-up
<i>Population Served:</i>	Low and Moderate Income

Property Description

Water's Edge Townhomes is a 24-unit townhomes rental property with detached garages located in the City of Howard Lake, MN. Built in 1996. The project has vinyl siding and shingle roofs along with Thermo pane vinyl framed windows, steel entrance doors with wood frames. Washer and dryer are coin operated commercial consisting of two (2) washers and two (2) dryers. No sprinkler system. The project consists of the following unit mix: Sixteen (16) two-bedroom units, with a 1 ½ bath; six (6) three-bedroom units, with 1 ½ bath; and two (2) three-bedroom units, with two (2) baths.







